105.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,800 / 1,124,800
					USE VALUE:	1,124,800 / 1,124,800
					ASSESSED:	1,124,800 / 1,124,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISSIS CONSTANTINE/JULIE
Owner 2:	
Owner 3:	
Street 1:	9 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,260 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1953, having primarily Vinyl Exterior and 3870 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14260.000	531,300		593,500	1,124,800
Total Card	0.327	531,300		593,500	1,124,800
Total Parcel	0.327	531,300		593,500	1,124,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.65 | /Parcel: 290.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67340
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0001-0002.A

!8312!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	531,400	0	14,260.	593,500	1,124,900	1,124,900	Year End Roll	12/18/2019
2019	101	FV	478,400	0	14,260.	593,500	1,071,900	1,071,900	Year End Roll	1/3/2019
2018	101	FV	475,300	0	14,260.	508,700	984,000	984,000	Year End Roll	12/20/2017
2017	101	FV	475,300	0	14,260.	474,800	950,100	950,100	Year End Roll	1/3/2017
2016	101	FV	475,300	0	14,260.	406,900	882,200	882,200	Year End	1/4/2016
2015	101	FV	390,500	0	14,260.	364,600	755,100	755,100	Year End Roll	12/11/2014
2014	101	FV	390,500	0	14,260.	337,400	727,900	727,900	Year End Roll	12/16/2013
2013	101	FV	390,500	0	14,260.	321,700	712,200	712,200		12/13/2012

PRINT

Date	Time
12/10/20	22:53:26

LAST REV

Date	Time
09/27/18	09:54:51
apro	
8312	

USER DEFINED

Prior Id # 1:	67340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLETTI JOHN	1261-143		12/4/2002		610,000	No	No		
FOLLO ROBERT R	1229-156		11/7/2000		410,000	No	No	4	
	1045-25		6/1/1988		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2011	879	Addition	47,300	C				ABOVE GAR
10/6/1994	552		12,000					24X24 GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
4/24/2012	Info Fm Prmt	BR	B Rossignol
6/3/2009	Measured	189	PATRIOT
2/21/2001	MLS	MM	Mary M
10/27/1999	Measured	263	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14260		Sq. Ft.	Site		0	70.	0.59	4									593,460						593,500	

Total AC/HA: 0.32736 | Total SF/SM: 14260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 593,460 | Spl Credit | Total: 593,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.10258615
Const Adj.:	0.99495000
Adj $ / SQ:	104.217
Other Features:	142250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556928
Depreciation:	25619
Depreciated Total:	531309

COMMENTS

646-5921 EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

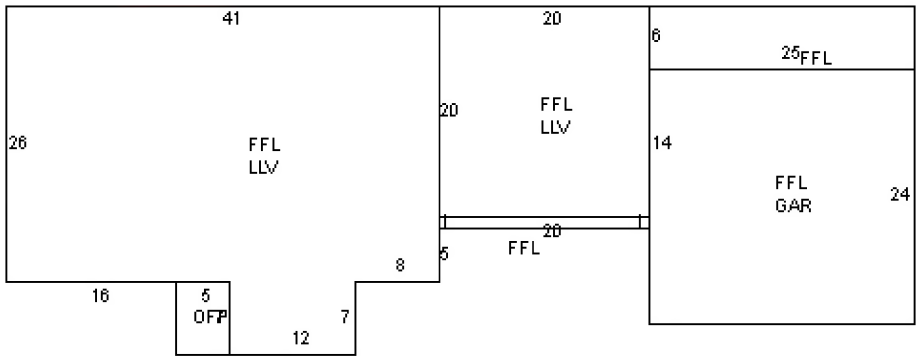
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	104.22
Special Features:	0	Val/Su Net:	117.94
Final Total:	531300	Val/Su SzAd	229.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,320	104.220	241,783
LLV	Lower Level	1,550	103.170	159,921
GAR	Garage	600	19.070	11,442
OFP	Open Porch	35	43.780	1,532

Net Sketched Area:	4,505	Total:	414,678
Size Ad	2320	Gross Are	4505	FinArea	3870
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

105.0-0001-0002.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc